



34 West Grove

Merthyr Tydfil | Mid Glamorgan | CF47 8HJ

FINE & COUNTRY







# Step inside

Located on a popular and attractive residential road that boasts an array of period properties, this handsome house tucked away at the far end is a light-filled home with more space than expected, both inside and out.

The property sprawls over three-storeys and includes five double bedrooms and four reception rooms, all cloaked in modern and tasteful decor with character feature highlights.

The home offers versatility to utilise the spacious rooms as a new owner desires to fit their lifestyle - maybe more bedrooms, less bedrooms, home office, playroom, or games room and cinema.

As well as three reception rooms that connect directly to the wraparound garden via sets of French doors, the house has oodles of sizeable windows to ensure every space feels light and uplifting.

Outside the house is surrounded by gardens on three sides meaning it can easily boast to sit on one of the largest plots on the road.

At the front there's ample parking behind the gated entrance as well as a pretty front garden and a private side terrace that hides behind a high wall accessed by a gate, the dining room, lounge and breakfast room.

The generous rear outside space includes a sunny patio and views to the Brecon Beacons on the horizon, plus an immaculate lawn that leads to a secret garden behind a hedge where a practical shed and greenhouse can be found.

The house is located in a popular area of Merthyr Tydfil, just a short walk to local shops and Cyfarthfa Park as well as the town centre for more choice of retail outlets, eateries and amenities.

Hop in the car briefly to enjoy retail therapy at the Cyfarthfa Shopping Park and Trago Mills, which are both just a short drive away.

The house being located in a suburb of this busy town means it offers the best of both worlds, as it nestles into the valley before the towering Brecon Beacon mountains begin to rise out of the landscape, offering endless opportunities for exploring one of Wales' most loved national parks.

Bike Park Wales is nearby too and recently the house has been used as an Airbnb for groups of visitors to the area.

Cardiff is about 24 miles to the south via the A470 for a city experience, and the town can offer a train station too. Finally, if the coast is calling, the Heritage Coast in the Vale of Glamorgan can answer your longing to be by the sea, or take the A465 to set off for the gorgeous Gower peninsula.

Step inside:-

Step inside through the main entrance at the side of the house where the pretty front garden has already greeted you, and the house is instantly appealing as a light and spacious home that easily wraps you in light and stylish modern decor complemented by period features.

Through a practical porch that can cope with muddy boots and wet umbrellas and into the hall and the charming period staircase is the main feature to impress, as the inviting space entices you in to explore further.

To the right the wood panelled character door opens into a lounge that spans the whole width of the house and is blessed with a huge bay window that ensures maximum light cascades into the space.

It's a room for relaxing with family and friends, with ample space for a huge sofa to snuggle by the feature fire and chat or watch TV, surrounded by period features that deserve to be noticed, including comicing and picture rails.

Opposite this most social of spaces is the formal dining room and it's another generous space, with the flexibility to welcome a dining table and chairs at one end and a chill-out zone or work space at the other.

Or if the family is large or the friendship group keeps growing, there's ample space for a large dining table to run the length of the room, finishing at the delightful bay window that looks out over the side garden.

The house is a well-proportioned home that sprawls over three storeys and keeps offering more space than expected at the rear too, perfectly illustrated in the way that the hall wraps around the dining room to reveal a substantial rear wing beginning with a stunning second lounge.



This very appealing space looks out over the side garden and offers seamless connection to the terrace via a set of French doors for summer breezes to easily waft in as you wander out with a cold drink to enjoy the sunshine.

The central fireplace is the main focal point and an obvious feature for armchairs to cluster around but this versatile house can offer this room as a dining room, located next to the kitchen, if the current dining room was needed as a ground floor bedroom, playroom or larger office space.

Through this bonus reception room gets you into yet another delightful and surprising area; a breakfast room that has a more intimate atmosphere but can also boast French doors to the garden. It's a welcoming space that is the perfect place for the best of starts to the day, eating cereal and toast accompanied by birdsong.

Into the kitchen through a set of glass double doors, after passing the cloakroom, and it's a well-equipped and modern space, combining classic country style and natural materials with quartz worktops and integrated appliances, uplifted by refreshing lime green accent tiles.

With views out to the garden and a side door for easy access, the cook can feel totally connected to the pretty outside spaces and the views that wrap around the property.

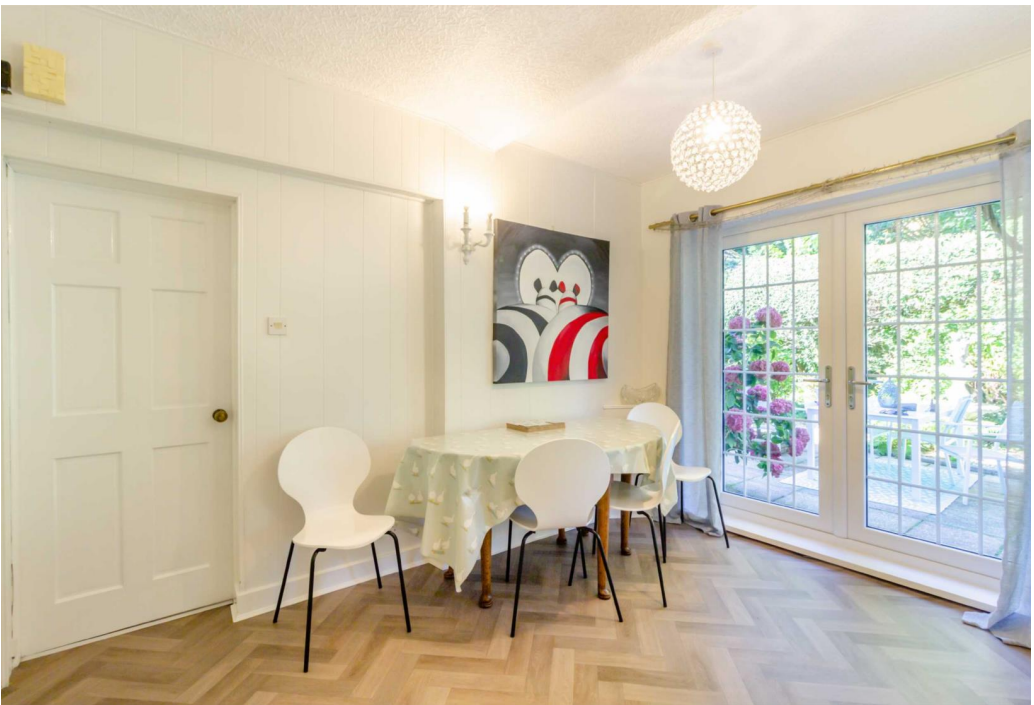
Up the impressive period staircase to discover five bedrooms across two floors, continuing this home's themes of light, space and room versatility that's already been established by the ground floor.

The principal bedroom at the front happily bathes you in light from its duet of windows, and spans the width of the house, mirroring the layout of the lounge below.

The second bedroom can boast a handy WC that's perfect for guests or sleepy teenagers, and adjacent to this room is the stylish family bathroom that boasts a substantial walk-in double shower that offers the most refreshing start to the day.

There's a rear double bedroom that enjoys a view of the garden before the staircase rises again to reveal two bedrooms in the converted attic.

Throughout the home the decor is modern and tasteful, light and bright, enhancing the proportions of each space and ensuring there is no work to do here except bring your own furniture and interior design taste to the property when you move in.











# Step outside

Step outside into a pretty rear garden that boasts an array of trees, hedges and shrubs that create a sea of shades of green that envelop the tranquil space with the backdrop of the Brecon Beacons on the distant horizon.

There's no neighbour directly looking on from the end of the garden and the foliage happily lends a hand to create an idyllic island of privacy while you enjoy alfresco dining on the enchanting terrace at the side of the house that's hidden behind a gated wall, to relaxing on a deck chair on the sunny terrace at the rear.

As the garden flows down the central path through the rear lawn and towards the end of the plot a secret garden is revealed behind a high hedge. It's the more practical area of the outside space, where a shed and a greenhouse reside and support the option of growing your own vegetables or propagating mature plants from the garden.

The wraparound garden continues at the front with a generous driveway with double metal gates that offers ample parking adjacent to the pretty, mature front garden that effortlessly delivers a wonderful welcome and perfectly frames the attractive whitewashed facade of this inviting period property.

From here you can see that the roof has been recently replaced and there is double glazing too, while inside as the colder nights draw in, the house can offer gas central heating.

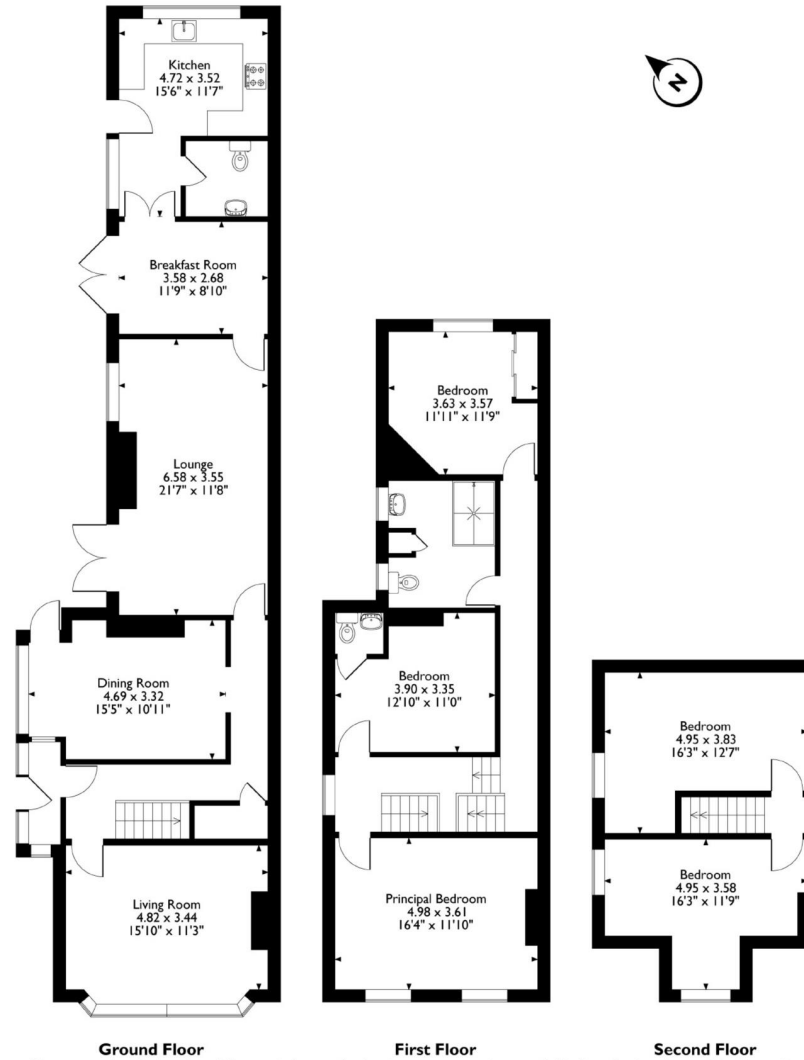
## DIRECTIONS

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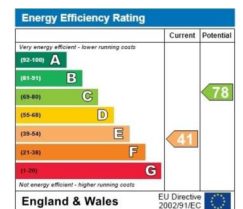


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: CF47 8HJ | Tenure: Freehold | Tax Band: E | Authority: Merthyr Tydfil | Heating: Gas | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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